



City of Carmel

CARMEL PLAN COMMISSION AGENDA

JUNE 21, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1h. Docket No. 05020043 DP/ADLS: Barker Law Office

The applicant seeks to convert a residential lot and structure into a Law Office. The 0.25 acre site is located at 650 North Range Line Road and is zoned B5 (Business). Filed by David J. Barker.

2h. Docket No. 05020037 DP/ADLS:

Providence at Old Meridian Phase 4 - Townhomes at Providence 2

The applicant seeks to construct 31 townhomes on 1.6 acres. The site is located at 11559 Old Meridian Street and is zoned OM-MU (Old Meridian - Mixed Use). Filed by Jim Shinaver for Buckingham Companies.

3h. Docket No. 05040027 DP/ADLS: West Carmel Center Office Park

The applicant seeks to create 4 office buildings on approximately 6 acres±. The site is located southeast of Commerce Drive. and Carwinion Way. The site is zoned B-5. Filed by Jack Lashenik of American Consulting, Inc. for Coastal Partners, LLC.

**4h. Docket No. 05040008 DP Amend/ADLS Amend:
Brownstone Homes at Guilford Reserve**

The applicant seeks to construct 40 townhomes on 4.993 acres. The site is located at 1101 South Guilford Road and is zoned PUD. Filed by Robert Barbato for Crawford Development, LLC.

5h. Docket No. 05040026 DP/ADLS: Burford Office Park

The applicant seeks approval to construct a 2 building office complex on 1.73 acres in conjunction with the following rezone:

Docket No. 05040028 Z: Burford Office Park

The applicant seeks to rezone 1.73 acres from R1 and R3 to B5. The site is located at 10430 Delaware St. N and is zoned R1 and R3, and is within the Home Place District Overlay Zone.

Filed by Jim Shinaver for Burford Properties, LLC.

6h. Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare

The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.

Filed by Mark Swanson of Mark Swanson Associates.

7h. Docket No. 05050003 Z: Fortune Rezone

The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131st Street and is zoned S1.

Filed by Charlie Frankenberger.

8h. Docket No. 05050004 Z: Arden Townhomes

The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136th Street and is zoned R1 – Residential.

Filed by Jim Shinaver for Buckingham Properties.

9h. Docket No. 05050005 PP: Yorktown Woods - Primary Plat

The applicant seeks to plat a residential subdivision of 33 lots on 12.4 acres.

Docket No. 05050006 SW: 07.05.07 (2) – Woodlands

The applicant seeks to remove 44% percent of the existing young woodlands (ordinance permits only 30% clearing). The site is located S of Laura Visa Drive Stub/E of SR 431. The site is zoned R1/Residential.

Filed by Gary Merritt.

10h. Docket No. 05060009 CPA: Thoroughfare Plan Amendments

The applicant seeks to amend the Comprehensive Plan pursuant to the application and plans filed with the Department of Community Services as follows:

Amend the *20-Year Thoroughfare Plan* of the Carmel/Clay Vision 2020 Comprehensive Plan as previously amended.

Filed by the Carmel Department of Community Services.

I. Old Business:

1i. Docket No. 05040003 DP/ADLS: Fidelity on Meridian

The applicant seeks approval to construct a 2 story, multi-tenant office/retail building on 2.36 acres with the following Zoning Waivers:

Docket No. 05040004 ZW: 23 B.08.03 A (1): Minimum Building Height

Docket No. 05040005 ZW: 23 B.08.01 C: Build-to Lines

The site is located at 11450 N. Meridian Street and is zoned B6/Business and is within the US 31 Corridor.

Filed by John Robinson for JRR Meridian, LLC.

2i. Docket No. 05020020 PP: Overbrook Farms - Primary Plat

The applicant seeks to plat a residential subdivision of 111 lots on 84.16 acres± and seeks the following subdivision waiver:

Docket No. 05030020 SW: 06.03.19 (4) - Access to Arterials

The site is located northwest of 141st Street and Shelborne Road and zoned S-1.

Filed by Dave Barnes of Weihe Engineers for WTFOT, LLC.

3i. Docket No. 05020024 PP: Pine Creek- Primary Plat & Subdivision Waivers

The applicant seeks to plat a residential subdivision of 4 lots on 10.25 acres±. The applicant also seeks the following subdivision waivers:

05020025 SW : 6.03.20 private streets

05020026 SW: 6.03.07 cul-de-sac length

05020027 SW: 6.03.03 street alignment/stub streets

05050015 SW: 6.03.06 pavement and right of way widths

05050016 SW: 8.09 sidewalks and pedestrian path

05050017 SW: 8.08 curbing

05050018 SW: 6.05.07 orientation of home

The site is located northeast of 116th Street and Hoover Road. The site is zoned S1.

Filed by Rodney Kelly of Roger Ward Engineering for Bear Lake Trading Co.

4i. Docket No. 05050052 ADLS Amend: Family Christian Store

The applicant seeks to install new wall signage & awnings. The site is located at 715 E Carmel Dr. It is zoned B-8/Business and is in the US 431 Overlay.

Filed by Randy Whiteman of North American Signs.

J. New Business:

1j. Docket No. 05050021 ADLS: 96th Street Professional Park – Building 3

The applicant seeks approval of a 10,121 sq. ft. office building, related site design, and parking. The site is located at 9745 Randall Drive and is zoned B3/Business.

Filed by Stacy Fouts of Insight Engineering.

K. Adjournment